



City of Key West, FL

City Hall
1300 White Street
Key West FL 33040

Meeting Agenda Full Detail

Code Enforcement Hearing

Thursday, April 30, 2026

1:30 PM

City Hall

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number 1-800-955-8771 or for voice 1-800-955-8770 or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

ALL VISUAL PRESENTATIONS FOR AGENDA ITEMS MUST BE RECEIVED (24) TWENTY-FOUR HOURS PRIOR TO THE MEETING.

Call Meeting to Order

Code Violations

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Case # 22-328

712 Eaton St Land Trust

Eaton St Enterprises LLC

Richard M. Klitenick- **Registered Agent**

712 Eaton Street

Sec. 14-37 Building permits; professional plans; display of permits; address; exceptions

Sec. 14-40 Permits in historic districts

Sec. 122-600 Dimensional requirements

Officer Erin Buechele

Hand Served: 7-15-2024

Initial Hearing: 7-25-2024

Continued from 22 January 2026

Count 1: Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.

Count 2: Failure to apply and obtain a certificate of appropriateness with the City of Key West HARC Department.

2**Case # 26-48**

Hemingway House
Whitehead & Company LLC
Darren Horan- **Registered Agent**
907 Whitehead Street
26-192 Unreasonably excessive noise prohibited- **Repeat**
Officer Erin Buechele
Certified Mail: 2-13-2026
Initial Hearing: 2-19-2026

Requesting dismissal without prejudice**Count 1:** Failure to keep music at a legal level.- **Repeat****3****Case # 25-1689**

Colovos Jeffrey
3312 Northside Drive #413
Sec. 66-87 Business tax receipt required for all holding themselves out to
be engaged in business
Officer Sophia Doctoche
Certified Mail: 3-9-2026
Initial Hearing: 4-30-2026

In compliance as of 18 March 2026; Request dismissal**Count 1:** Failure to apply and obtain a non-transient license with the City
of Key West Licensing Department.

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Case # 26-39

Plant Braden B

620 Thomas Street #279

Sec. 18-601 License required

122-1371 Transient living accommodations in residential dwellings;
regulations66-87 Business tax receipt required for all holding themselves out to be
engaged in business

Officer Sophia Doctoche

Certified Mail: 4-8-2026

Initial Hearing: 4-30-2026

In compliance as of 18 March 2026; Request dismissal**Count 1:** Failure to apply and obtain a transient medallion and license to
advertise and rent short-term.**Count 2:** Failure to obtain all required city, county and state licensing to
advertise and rent short-term.**Count 3:** Failure to apply and obtain a non-transient license with the City
of Key West Licensing Department.

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Case # 26-118

Rzd Laird Street Trust

C/O Richard M Debay

1716 Laird Street

Sec. 18-601 License required

Sec. 122-1371 Transient living accommodations in residential dwellings;
regulationsSec. 66-87 Business tax receipt required for all holding themselves out to
be engaged in businessSec. 14-37 Building permits; professional plans; display of permits;
address; exceptions

Sec. 14-262 Request for inspection

Officer Sophia Doctoche

Certified Mail: 3-17-2026

Initial Hearing: 4-30-2026

Continuance granted to 28 May 2026**Count 1:** Failure to obtain a transient medallion and license to advertise
and rent short-term.**Count 2:** Failure to obtain all required city, county and state licensing to
advertise and rent short-term.**Count 3:** Failure to apply and obtain a non-transient license with the City
of Key West Licensing Department.**Count 4:** Failure to apply and obtain the appropriate building permits with
the City of Key West Building Department.**Count 5:** Failure to schedule a required inspection with the City of Key
West Building Department.

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Case # 26-300

Ayala Gloria

1544 5th Street

Sec. 66-102 Dates due and delinquent; penalties

Officer Sophia Doctoche

Certified Mail: 3-24-2026

Initial Hearing: 4-30-2026

New Case**Count 1:** Failure to pay all past due, delinquent and collection fees for the
delinquent regulatory license.

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Case # 26-641

Herrick Russel and Judith
1800 Atlantic Blvd 235C
Sec. 66-102 Dates due and delinquent; penalties
Officer Sophia Doctoche
Certified Mail: 3-28-2026
Initial Hearing: 4-30-2026

In compliance as of 30 March 2026; Request dismissal

Count 1: Failure to pay all past due, delinquent and collection fees for the delinquent business tax receipt.

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Case # 26-953

Romare Joseph
216 Southard Street
Sec. 18-601 License required
Sec. 122-1371 Transient living accommodations in residential dwellings;
regulations
Officer Sophia Doctoche
Certified Mail: 4-13-2026
Initial Hearing: 4-30-2026

New Case

Count 1: Failure to obtain a transient medallion and license to advertise and rent short-term.

Count 2: Failure to obtain all required city, county and state licensing to advertise and rent short-term.

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Case # CCBLD25-103

Arbesu Eduardo Ubieta

1119 Catherine Street

Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions

Sec. 14-40 Permits in historic districts

Sec. 18-117 Acts declared unlawful- **Irreparable**

Officer Todd Macfarlane

Hand Posted: 11-7-2025

Initial Hearing: 11-20-2025

Compliance Hearing**Count 1:** Failure to apply and obtain the appropriate building permits with the City of Key West Building Department.**Count 2:** Failure to apply and obtain a certificate of appropriateness with the City of Key West HARC Department.**Count 3:** Failure to hire a licensed contractor.- **Irreparable**

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Case # 25-1671

John and Melanie Zahner

1514 5th Street

Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptions

Sec. 58-61 Determination of levy of charge

Sec. 90-363 Certificate of occupancy, required

Sec. 18-601 License required

Sec. 122-1371 Transient living accommodations in residential dwellings;
regulationsSec. 122-1371 D(9) Transient living accommodations in residential
dwellings; regulationsSec. 66-87 Business tax receipt for all holdings themselves out to be
engaged in business

Officer Alma Montano

Hand Posted: 4-21-2026- **Amended Notice**

Initial Hearing: 12-18-2025

Continued from 19 February 2026**Count 1:** Failure to apply and obtain the appropriate building permits with
the City of Key West Building Department.**Count 2:** Failure to apply and obtain a LUD with the City of Key West
Licensing Department.**Count 3:** Failure to apply and obtain a Certificate of Occupancy with the
City of Key West Building Department.**Count 4-20:** Failure to obtain a transient medallion and license to
advertise and rent short-term.**Count 21-23:** Failure to obtain all required city, county and state licensing
to advertise and rent short-term.**Count 24-40:** Failure to obtain all required city, county and state licensing
to advertise and rent short-term.**Count 41:** Failure to apply and obtain a license from the City of Key West
Licensing Department.

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Case # CCBLD25-33

DGK Key West LLC

Henry Degroot III

1320 Seminary Street

Sec. 14-37 Building permits; professional plans; display of permits;
address; exceptionsSec. 18-117 Acts declared unlawful- **Irreparable**

Sec. 14-40 Permits in historic district

Sec. 58-61 Determination and levy of charge

Sec. 90-363 Certificate of occupancy required

Sec. 66-87 Business tax receipt required for all holding themselves out to
be engaged in business

Officer Alma Montano

Hand Posted: 6-16-2025- **Amended Notice**

Initial Hearing: 5-22-2025

Settlement Agreement**Count 1:** Failure to apply and obtain the appropriate building permits with
the City of Key West Building Department.**Count 2:** Failure to hire a licensed contractor.- **Irreparable****Count 3:** Failure to apply and obtain a certificate of appropriateness with
the City of Key West HARC Department.**Count 4:** Failure to apply and obtain a LUD with the City of Key West
Planning Department.**Count 5:** Failure to apply and obtain a Certificate of Occupancy with the
City of Key West Building Department.**Count 6:** Failure to apply and obtain a business tax receipt with the City of
Key West Licensing Department.**Mitigations**

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Case # CCBLD25-86

Filip Popp

2418 Flagler Ave

Sec. 18-117 Acts declared unlawful- **Irreparable**

Officer Todd Macfarlane

Hand Posted: 7-24-2025

Initial Hearing: 8-28-2025

Mitigation**Count 1:** Failure to hire a licensed contractor.- **Irreparable**

Adjournment